



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
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[www.morgantownwv.gov](http://www.morgantownwv.gov)

June 12, 2015

Stan Corp  
c/o Dave Robertson  
160 Miner Hickory Road  
Grantsville, MD 21536

**RE: RZ15-06 / Stan Corp / Glenn Ridge Apartments PUD  
Zoning Map Amendment from R-1A to PUD  
Tax Map 14, Parcels 478, 479 and 492 and Tax Map 20, Parcels 455 and 456**

Dear Mr. Robertson:

This is to notify you that the Morgantown Planning Commission voted on June 11, 2015 to submit a recommendation to City Council to approve your requested PUD Outline Plan and zoning map amendment petition so that the zoning classification of Parcels 478, 479 and 492 and Tax Map 20, Parcels 455 and 456 from R-1A to Planned Unit Development (PUD).

The following considerations and conditions were included in their affirmative recommendation:

1. That the "Glenn Ridge Apartments" PUD Outline Plan dated 30 APR 2015 be supplemented by the petitioner's presentation to the Planning Commission, this Staff Report, and the considerations and conditions recommended herein as the convention to be used in evaluating and approving the petitioner's Development Plan.
2. That review and approval of the petitioner's Development Plan be waived by the Planning Commission and delegated to Staff. However, should the Development Plan substantially differ from the approved Outline Plan, then the applicant must submit an Outline Plan amendment to the Planning Commission for approval.
3. That the petitioner must obtain minor subdivision approval to combine all parcels within the subject development site prior to the issuance of building permits relating to the subject Planned Unit Development.
4. That the petitioner shall remove all improvements and facilities from the right-of-way and the site associated with existing structures situated within the development site (i.e. sidewalks, steps, retaining walls, driveway curb cuts, etc.). Further, should said removal affect existing improvements within the right-of-way (i.e., removal of driveway curb cut), right-of-way improvements must be made to the satisfaction of the City Engineer.
5. The Development Plan shall include final grading, erosion and stormwater, landscaping, lighting, and signage plans.
6. That pedestrian-scaled lighting shall, to the satisfaction of the Development Services Director, be developed along all internal and public right-of-way sidewalks fronting the development site.
7. That footer, foundation, and related facilities for all retaining walls and buildings adjacent to a public right-of-way shall be designed and constructed, to the satisfaction of the City Engineer, so that any future right-of-way widening and/or improvements are safeguarded.

8. That the proposed pedestrian walkways connecting the development to Protzman Street and also designated for internal circulation, be constructed by the petitioner to the satisfaction of the Development Services Director and the City Engineer prior to occupancy. Said pedestrian walkways must consist primarily of concrete sidewalks and steps along the edge of internal roads and parking spaces. Any crosswalks within the center surface parking area shall be designed and constructed by the petitioner to the satisfaction of the City Engineer as raised crosswalks to establish a pedestrian zone and slow vehicular traffic within the development. The petitioner shall be responsible, by agreement with the City, for the perpetual maintenance, repair, and replacement of said pedestrian walkways within both the development site and related frontage public rights-of-way.
9. That the petitioner, by restrictive covenants, shall describe and guarantee by perpetual dedication the improved and natural open space and landscaping illustrated in the PUD Outline Plan, running with the land for the benefit of residents and guests of the Planned Unit Development.
10. That the petitioner, by agreement with the City, shall assume the responsibility of perpetual maintenance, repair, and replacement of all existing and proposed retaining wall systems that are a part of the subject PUD project and situated at or near the property boundaries separating the project site and public rights-of-way.
11. That the petitioner shall advise any and all successors and future project development owners of conditions 8, 9, and 10 noted above and that said conditions shall run as restrictive covenants with the subject land. Further, specific explanation of these obligations shall be included by the petitioner in any future deed transferring ownership of the subject realty.
12. That the following schedule shall serve as the "Permitted Land Use Table" for the "Glenn Ridge Apartments PUD" where "P" is a use permitted by-right, "A" is a use permitted as an accessory use, "C" is a use allowed only as a conditional use, and uses not listed below are not permitted within the subject PUD District.
  - a. Agriculture, Home ..... A
  - b. Administrative Office ..... A
  - c. Community Garden ..... P
  - d. Dwelling, Multi-Family ..... P
  - e. Essential Services and Equipment ..... P
  - f. Home Occupation, Class 1 ..... P
  - g. Home Occupation, Class 2 ..... C
  - h. Park and Recreational Services ..... P
  - i. Parking Lot, Private ..... P
  - j. Telecommunications, Class 1 ..... A
  - k. Telecommunications, Class 2 ..... P
13. That advertisement signage within the subject PUD shall be restricted to the project name, logo, and/or address only; may only be a ground monument type sign; may not exceed a maximum area of 24 square feet or exceed six (6) feet in height from adjoining grade; the sign face shall be opaque and may not be internally illuminated; and, shall be made of wood,

sculpted "sign foam," ornamental metals, painted aluminum panels, and/or natural or veneer brick/stone.

14. That the PUD Development Plan shall be submitted to the City not more than eighteen (18) months following City Council approval of the Outline Plan; that phased development shall, to the greatest extent practicable, follow the proposed construction schedule provided on Page 15 of 35 of the subject Outline Plan; and, that all site improvements, building construction, and right-of-way improvements shall be determined complete by the City not later than 01 AUG 2018.
15. That all agreements and restrictive covenants referenced above shall be executed by the petitioner and the City as a part of the PUD Development Plan prior to the issuance of building permits relating to the subject Planned Unit Development.
16. That the petitioner maintains adequate commercial garbage service with the City's contractor.
17. That the vinyl siding illustrated and the building elevations must be replaced with cementitious fiber board that include raised wood grain to simulate natural wood siding.

Please note the following dates when City Council will consider your request. These dates are dependent up City Council's favorable action at each step of the approval process.

**City Council Meetings**

Committee of the Whole..... Tuesday, June 30, 2015; 7:00 PM  
City Council Chambers

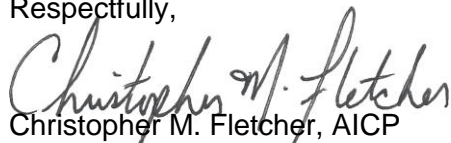
1<sup>st</sup> Reading: ..... Tuesday, July 7th, 2015; 7:00 PM  
City Council Chambers

Public Hearing and 2<sup>nd</sup> Reading:..... Tuesday, August 4th, 2015; 7:00 PM  
City Council Chambers

Although you will not have an opportunity to make a formal presentation to City Council as was given before the Planning Commission and you are not required to appear at the Council meetings noted above, you are encouraged to have a representative in attendance in the event members of City Council have questions.

Do not hesitate to contact the undersigned should you have any questions or require further clarification.

Respectfully,



Christopher M. Fletcher, AICP  
Director of Development Services

cc: Jeff Mikorski, City Manager  
Linda Little, City Clerk